



## PLANNING COMMISSION

The Planning Commission meets the first and third Wednesday of the month at 7:00 p.m. in the City Council Chambers. All meetings are open to the public. Speakers are asked to complete a "Speaker Information" card (available at the meeting) and deposit it in the box at the podium. No new items will be discussed after 11:00 p.m. If there are items remaining they will be heard at the next regular meeting.

General Plan Amendments, Zone Changes and Variances require a public hearing before the Planning Commission and the City Council. They will automatically be submitted to City Council for hearing approximately 45 days after the Planning Commission hearing.

Actions of the Community Development Director or Planning Commission may be appealed by the applicant, City Council, City Manager, or other interested parties by filing a written notice of appeal along with the required appeal fee with the City Clerk within 15 days of the action.

Staff reports are available for review at the Community Development Department, Civic Center Main Library and the City Clerk's Office. Questions or concerns may be directed to Planning Manager Gregg Lodan at 310.618.5990. Agendas and Minutes are posted on the City of Torrance Home Page [www.TorranceCA.Gov](http://www.TorranceCA.Gov).

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in this meeting, please call 310.618.5990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.  
[28CFR 35.102-104 ADA Title II]

**HOURS OF OPERATION**  
Monday through Friday from  
7:30 a.m. to 5:30 p.m.  
Offices are closed alternate Fridays.

City Hall will be closed:  
Friday, June 1, 15 and 29, 2012

# CITY OF TORRANCE PLANNING COMMISSION

**CITY COUNCIL CHAMBERS  
CITY HALL, 3031 TORRANCE BOULEVARD  
TORRANCE, CALIFORNIA 90503**

**WEDNESDAY, JUNE 20, 2012  
7:00 P.M.**

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*"What good is the warmth of summer, without  
the cold of winter to give it sweetness."*

*~ John Steinbeck ~*

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## AGENDA

- 1. CALL TO ORDER**
- 2. FLAG SALUTE**
- 3. ROLL CALL / MOTIONS FOR EXCUSED ABSENCE**
- 4. REPORT ON POSTING OF AGENDA**  
The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Thursday, June 14, 2012.
- 5. APPROVAL OF MINUTES: May 16, 2012**
- 6. REQUESTS FOR POSTPONEMENTS**
- 7. ORAL COMMUNICATIONS FROM THE PUBLIC #1**  
Comments on this portion of the agenda are limited to items not on the agenda and to no longer than 3 minutes per speaker. Under the provisions of the Brown Act, the Commission is prohibited from taking action or engaging in discussion on any item not appearing on the posted agenda.
- 8. TIME EXTENSIONS**

**9. SIGN HEARINGS**

**10. CONTINUED HEARINGS**

**11. WAIVERS**

**12. FORMAL HEARINGS**

A. CUP12-00008, DVP12-00005, WAV12-00006: JULIE OAKES (AZRAO INVESTMENTS LLC)

Planning Commission consideration for approval of a Conditional Use Permit to allow additions to an existing commercial building and the operation of a new take-out restaurant, in conjunction with a Waiver of the southerly setback, on property located in the H-PR Zone at 20790 Hawthorne Boulevard. (Reso. Nos. 12-036, 12-037, 12-039)

B. DIV12-00005: CONTINENTAL DEVELOPMENT CORPORATION (ALEX J ROSE)

Planning Commission consideration for approval of a Division of Lot to allow the subdivision of two existing parcels into three new parcels on properties located in the H-MP Zone at 23220-23240 Hawthorne Boulevard. (Reso. No. 12-038)

**13. RESOLUTIONS**

A. MIS11-00265: KARYN MADICK

Planning Commission adoption of a resolution reflecting their decision to grant an appeal and deny a Minor Hillside Exemption to allow single-story additions to an existing one-story single family residence, including a garage reorientation, on property located within the Hillside Overlay District in the R-1 Zone at 605 Paseo de los Reyes. (Res. No. 12-025)

**14. PUBLIC WORKSHOP ITEMS**

**15. MISCELLANEOUS ITEMS**

A. Planning Commission Elections

**16. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS**

**17. LIST OF TENTATIVE PLANNING COMMISSION CASES**

**18. ORAL COMMUNICATIONS FROM THE PUBLIC #2**

**19. ADJOURNMENT**